

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
C/L Garrison Forest Road, 2200 ft.  
NW of Greenspring Valley Road \* ZONING COMMISSIONER  
200 Garrison Forest Road  
3rd Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Jeffrey W. Durkee, et ux, \* Case No. 99-174-SPH  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property at 200 Garrison Forest Road, located within the Greenspring Valley section of Baltimore County. The Petition was filed by Jeffrey W. Durkee and Natalie P. Durkee, property owners. Special Hearing relief is requested to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of the requirements of Sections 26-203(c)(8) and 27-278 of the Code, to construct an addition to a historic structure. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was Laura Thul Penza, an architect engaged by the Petitioners to design the proposed addition. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the property is approximately 3.398 acres in area, zoned R.C.5. This is an irregularly shaped parcel with frontage on Garrison Forest Road in the Greenspring Valley. Presently, the property is improved with an existing three story framed dwelling. According to information submitted by the Office of Planning, the structure is known as the "Theodore Kaplan House" and was constructed in approximately 1911. The building is on the Maryland Historical Trust Inventory. Additionally, the overall site is within the Greenspring

Valley National Register District.

Mr. and Mrs. Durkee have recently acquired the property and propose to reside thereon. They have undertaken significant renovations of the existing structure. As part of these efforts, the Petitioners propose constructing a one story framed addition and a 2-1/2 car garage. The garage will provide storage space for automobiles and household items. The one story framed addition will serve as a mud room and link the garage to the main living area of the house. Ms. Penza indicated that the addition and the garage will be architecturally compatible with the existing structure.

The above described renovations were considered by the Landmarks Preservation Commission at its meeting on October 8, 1998. The Landmarks Preservation Commission unanimously agreed with the Office of Planning's recommendation that the proposed addition will be within the scope, purpose and intent of Section 26-278 of the Code. That section requires that historic structures be preserved and that renovations thereto be consistent with the character of the structure. A waiver of the development plan requirements set forth in Section 26-203(c)(8), and a finding that the proposed construction is consistent with the requirements of Section 26-278, is appropriate in this case. I concur with the conclusion of the Office of Planning and the Landmarks Preservation Commission.


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of December 1998 that, pursuant to the Petition for Special Hearing, approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Code to the requirements of Sections 26-203(c)(8) and

27-278 of the Code, to construct an addition to a historic structure, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The architecture and construction materials for the proposed renovations (i.e., garage and addition) shall be identical to and reviewed by the Landmarks Preservation Commission.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 12/23/98  
By M. G. Grah



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

December 22, 1998

Ms. Laura T. Penza  
Penza Associates Architects, Inc.  
2203 N. Charles Street  
Baltimore, Maryland 21218

RE: Petition for Special Hearing  
Case No. 99-174-SPH  
Property: 200 Garrison Forest Road  
Petitioner: Jeffrey W. and Natalie P. Durkee, Petitioners

Dear Ms. Penza:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm  
encl.

c: Mr. and Mrs. Jeffrey W. Durkee  
200 Garrison Forest Road  
Owings Mills, Maryland 21117





# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 200 GARRISON FOREST ROAD  
which is presently zoned R.C. 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A WAIVER PURSUANT TO SECTIONS 26-171 ~~(B)~~, 26-172(b)  
BCC OF SECTIONS 26-203(c)(8) AND 26-218  
TO CONSTRUCT ADDITION TO BUILDING.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Attorney For Petitioner:

Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Legal Owner(s):

Jeffrey W. Durkee  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Natalie P. Durkee  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_ (410)  
200 GARRISON FOREST RD. 323-0954  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
OWINGS MILLS, MD 21117  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

LAURA THUL PENZA  
PENZA ASSOC. ARCHITECTS, INC.  
Name \_\_\_\_\_ (410)  
2203 N. CHARLES ST. 467-7741  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
BALTIMORE MD 21218  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING 174

Case No. **99-114-SPH**

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

**Zoning Description for:**  
**200 Garrison Forest Road Owings Mills, MD 21117**

**Beginning at a point at the center of Garrison Forest Road, S85\*45'10"W 628.72', N08\*10'10"W 235.38', S85\*45'10"W 628.72', S25\*06'10"E 281.82' to the place of beginning.**

**Being recorded in Baltimore County Deed Liber #5931, Folio #020, containing +/- 146,767.68 S.F. (+/-3.398 acres), approximately 2200 L.F. northwest from nearest intersection at Greenspring Valley Road.**

**Also Known as 200 Garrison Forest Road in the District 3C3.**

**99-174-SPH**

BALTIMORE COUNTY, MAR AND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 060729

DATE 11/21/98 ACCOUNT 12-0001 6150

174  
CAN AMOUNT \$ 50.00

RECEIVED FROM: Dezza Assoc For Decker

FOR: Zoo Expansion Forest Rd

SPH

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Paid Receipt

11/21/98 11/21/98 11:23:27

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**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #99-174-SPH  
200 Garrison Forest Road  
SWS Garrison Forest Road  
2200 NW Greenspring Valley Road  
3rd Election District  
3rd Councilmanic District  
Legal Owner(s): Natalie P. & Jeffrey W. Durkee

**Special Hearing:** to approve a waiver pursuant to Sections 26-171, 26-172(b), BCO of Sections 26-203(c)(8) and 26-278 to construction addition to building.

**Hearing:** Monday, December 14, 1998 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3393.  
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3393.

11/378 Nov. 26 C275812

# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., Nov. 27, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 26, 1998.

**THE JEFFERSONIAN,**

*A. H. Erickson*

LEGAL AD. - TOWSON

## CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

**CASE NUMBER:** 99-174-SPH

**PETITIONER/DEVELOPER:** ( ) *Jeffrey W. Dunke*

**DATE OF HEARING/CLOSING:** ( ) 12-14-98

**ATTENTION:** MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY  
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED  
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,

*200 Harrison Forest Rd. Baltimore, md. 21117*

THE SIGN (S) WERE POSTED ON, 11-25-98 BY THE UNDERSIGNED.

SINCERELY,

*Thomas P. Ogle 11/25/98*

THOMAS P. OGLE SR.  
325 NICHOLSON RD.  
BALTIMORE MD. 21221  
(410) 687-8405  
(410) 687-4381 (FAX)

RE: PETITION FOR SPECIAL HEARING  
200 Garrison Forest Road, C/I Garrison Forest  
Road, 2200' NW Greenspring Valley Road,  
3rd Election District, 3rd Councilmanic

Legal Owners: Jeffrey W. and Natalie P. Durkee

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-174-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 13<sup>th</sup> day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to Laura Thul Penza, Penza Assoc. Architects, Inc., 2203 N. Charles Street, Baltimore, MD 21218, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

November 4, 1998


## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-174-SPH  
200 Garrison Forest Road  
SW/S Garrison Forest Road, 2200' NW Greenspring Valley Road  
3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Natalie P. & Jeffrey W. Durkee

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), BCC of Sections 26-203(c)(8) and 26-278 to construction addition to building.

HEARING: Monday, December 14, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Arnold Jablon  
Director

c.: Natalie & Jeffrey Durkee  
Penza Assoc. Architects, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 29, 1998.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY  
November 25, 1998 Issue – Jeffersonian

Please forward billing to:

Laura Penza 410-467-7741  
Penza Assoc. Architects, Inc.  
2203 N. Charles Street  
Baltimore, MD 21218

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-174-SPH

200 Garrison Forest Road

SW/S Garrison Forest Road, 2200' NW Greenspring Valley Road

3<sup>rd</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Natalie P. & Jeffrey W. Durkee

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), BCC of Sections 26-203(c)(8) and 26-278 to construction addition to building.

HEARING: Monday, December 14, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 174

Petitioner: Duke

Location: 200 GARRISON FOREST ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: LAURA PENZA, PENZA ASSOC. ARCHITECTS, INC.

ADDRESS: 2203 N. CHARLES ST.

BALTIMORE MD 21218

PHONE NUMBER: (410) 967-7741

AJ:ggs

(Revised 09/24/96)

99.174-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-174-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \*

DATE AND TIME: \*

REQUEST: Special Hearing for waiver of preservation  
of historic buildings to permit a Mudroom,  
powder room & garage Addition

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

December 11, 1998

Ms. Laura Thul Penza, AIA  
Penza Assoc. Architects, Inc.  
2203 N. Charles Street  
Baltimore, MD 21218

RE: Item No.: 174  
Case No.: 99-174-SPH  
Location: 200 Garrison Forest Rd.

Dear Ms. Penza:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 21, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



JS  
12/14

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Dept. of Permits & Development Management

**DATE:** December 1, 1998

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** 200 Garrison Forest Road

### INFORMATION

Item Number: 174  
Petitioner: Penza Assoc. Architects, Inc.  
Zoning: R.C. 5  
Requested Action: Special Hearing

**RECOMMENDATIONS ON THE PROPOSAL** – The property located at 800 Garrison Forest Road is listed on the Maryland Historical Trust Inventory as the "Theodore Kaplan House" (ca. 1911), No. BA 1630. The site is also within the Greenspring Valley National Register District.

At their meeting on October 8, 1998, the Landmarks Preservation Commission unanimously agreed with the Office of Planning's recommended finding to the Hearing Officer, that under Section 26-172 (a) (1), the proposed addition would be within the scope, purpose and intent of Section 26-278.

Section Chief: Jeffrey W. Long

KA:kra

c: Robert C. Scott  
Landmarks Preservation Commission



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

NOVEMBER 23, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: 173 - WALTER RATTERMAN  
174 - JEFFREY W. DURKEE AND NATALIE P. DURKEE  
175 - CRONDALL CORNER ASSOCIATES, LLC  
177 - RITE AID OF MARYLAND, INC.

Location: DISTRIBUTION MEETING OF NOVEMBER 2, 1998

Item No.: 173, 174, 175, 177                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 11.4.94

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

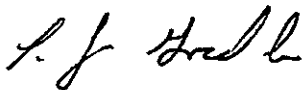
RE: Baltimore County  
Item No. 174 CAM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
for Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

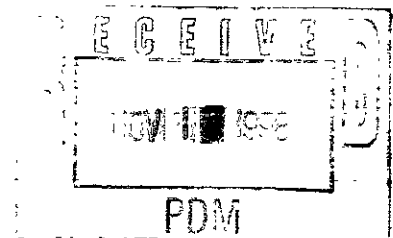
Date: November 13, 1998

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RBS/yp*  
SUBJECT: Zoning Item #174

Durkee Property - 200 Garrison Forest Road

Zoning Advisory Committee Meeting of November 2, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X GWM: This property is served by private water and sewage disposal system which must be evaluated prior to building permit approval.



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   November 9, 1998

FROM: *pub* Robert W. Bowling, Supervisor  
              Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for November 9, 1998  
              Item Nos. 171, 172, 173, (174) 175,  
              177, 178, 179, 180

              The Bureau of Developer's Plans Review has reviewed the subject  
zoning items, and we have no comments.

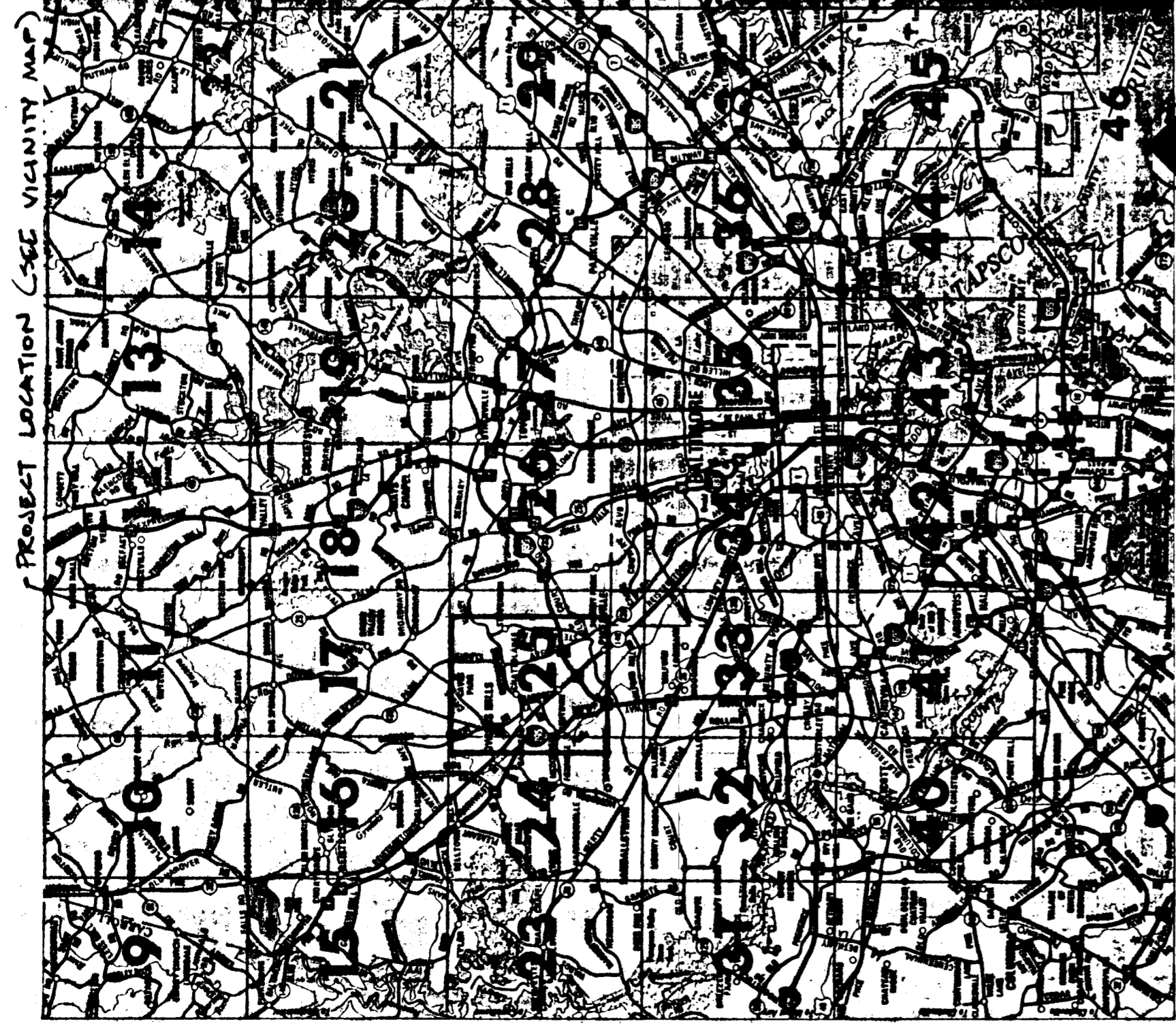
RWB:HJO:jrb

cc:   File

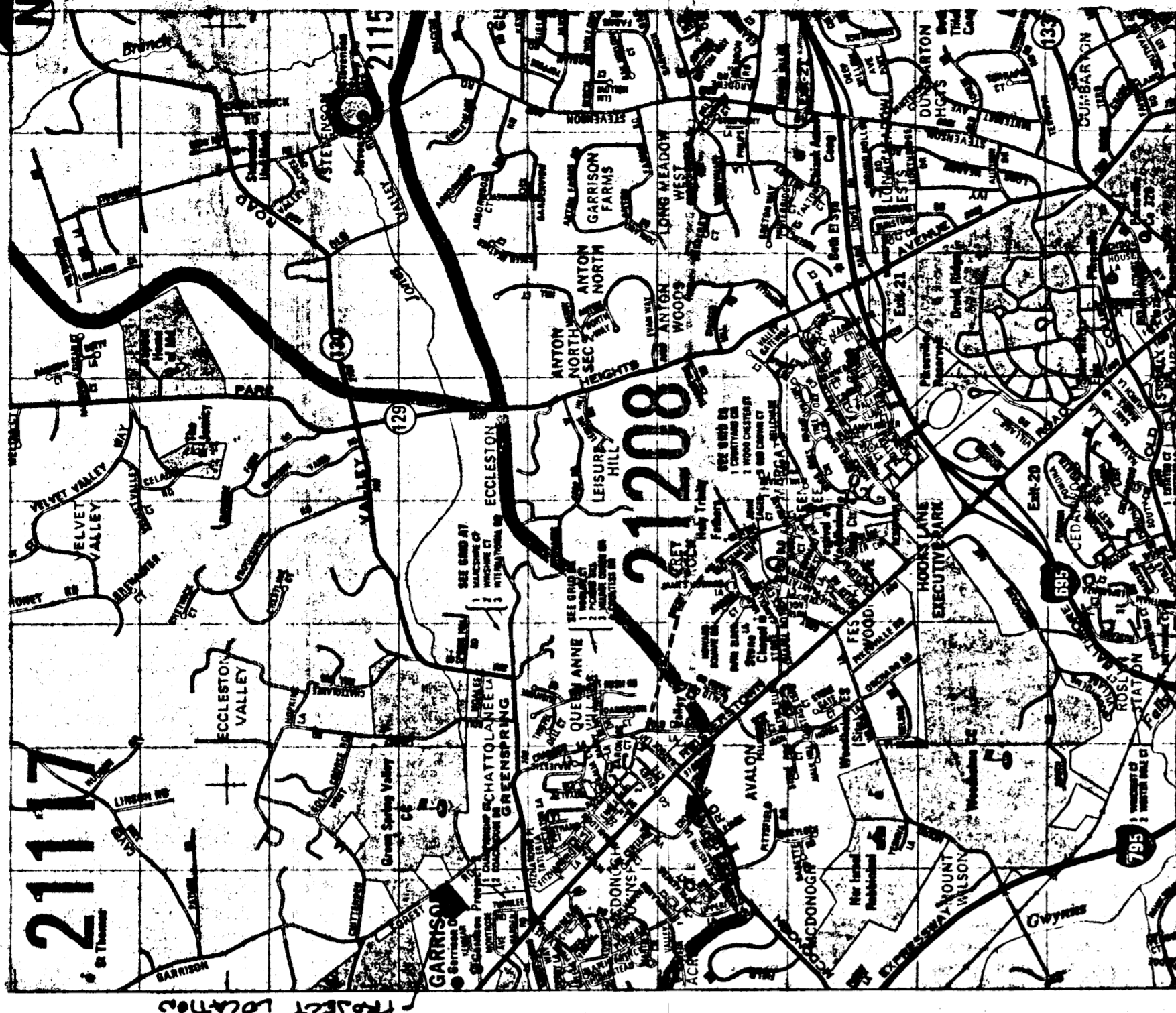
ZONE1109.NOC

RECEIVED NOV 13 1998

LOCATION MAP



VICINITY MAP



LOCATION INFORMATION  
PLAT TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING

PROPERTY ADDRESS  
200 GARRISON FOREST ROAD  
OWINGS MILLS, MARYLAND  
21117

OWNER(S)  
JEFFREY M. DURKEE  
NATALIE F. DURKEE

ZONING MAP (1"=200' SCALE)  
NE. 11-G

ZONING  
R.C.5

LAND RECORDS  
RECORDED AMONG LAND RECORDS  
OF BALTIMORE COUNTY, MARYLAND  
IN LIBER NO. 5931, FOLIO 020

PROPERTY SIZE  
147,767.68 +/- SQ. FT. =  
3.398 +/- ACRES

COUNCILMAN DISTRICT  
DISTRICT #3

ELECTION DISTRICT  
DISTRICT #3

WATER & SEWER  
PUBLIC

CHESAPEAKE BAY  
CRITICAL AREA  
NOT APPLICABLE

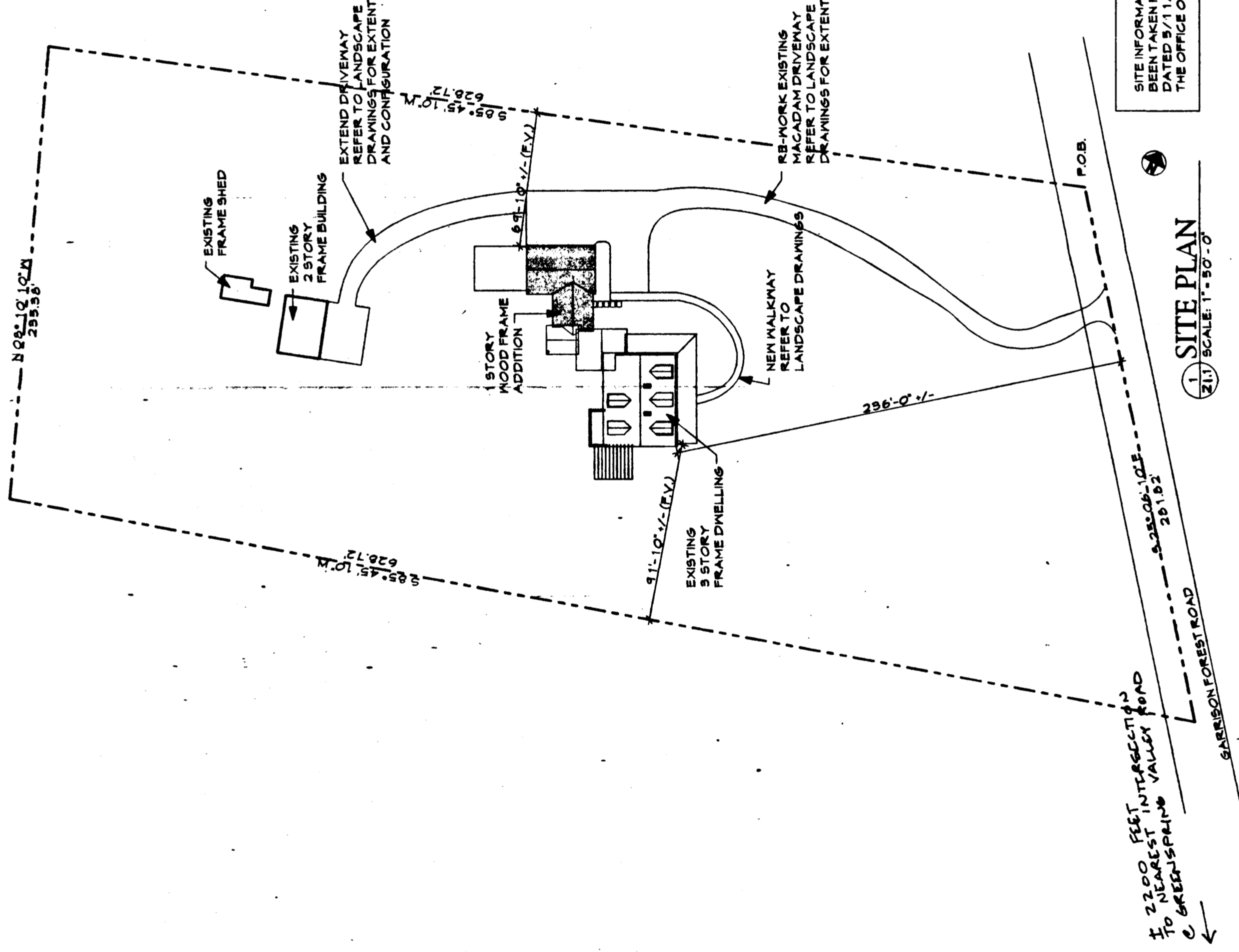
DURKEE RESIDENCE  
200 GARRISON FOREST ROAD  
BALTIMORE, MARYLAND 21117-4110

PENZA ASSOCIATES  
ARCHITECTS, INC.  
2203 NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21218  
(410) 467-7241 FAX (410) 467-7745  
EMAIL: PENZA@ARCHIT90A.COM

ZONING OFFICE USE ONLY

SITE INFORMATION FOR THIS PLAN HAS  
BEEN REVIEWED AND APPROVED BY THE  
ZONING OFFICE ON 9/11/14 AND PREPARED BY  
THE OFFICE OF MARK E. KUNST.

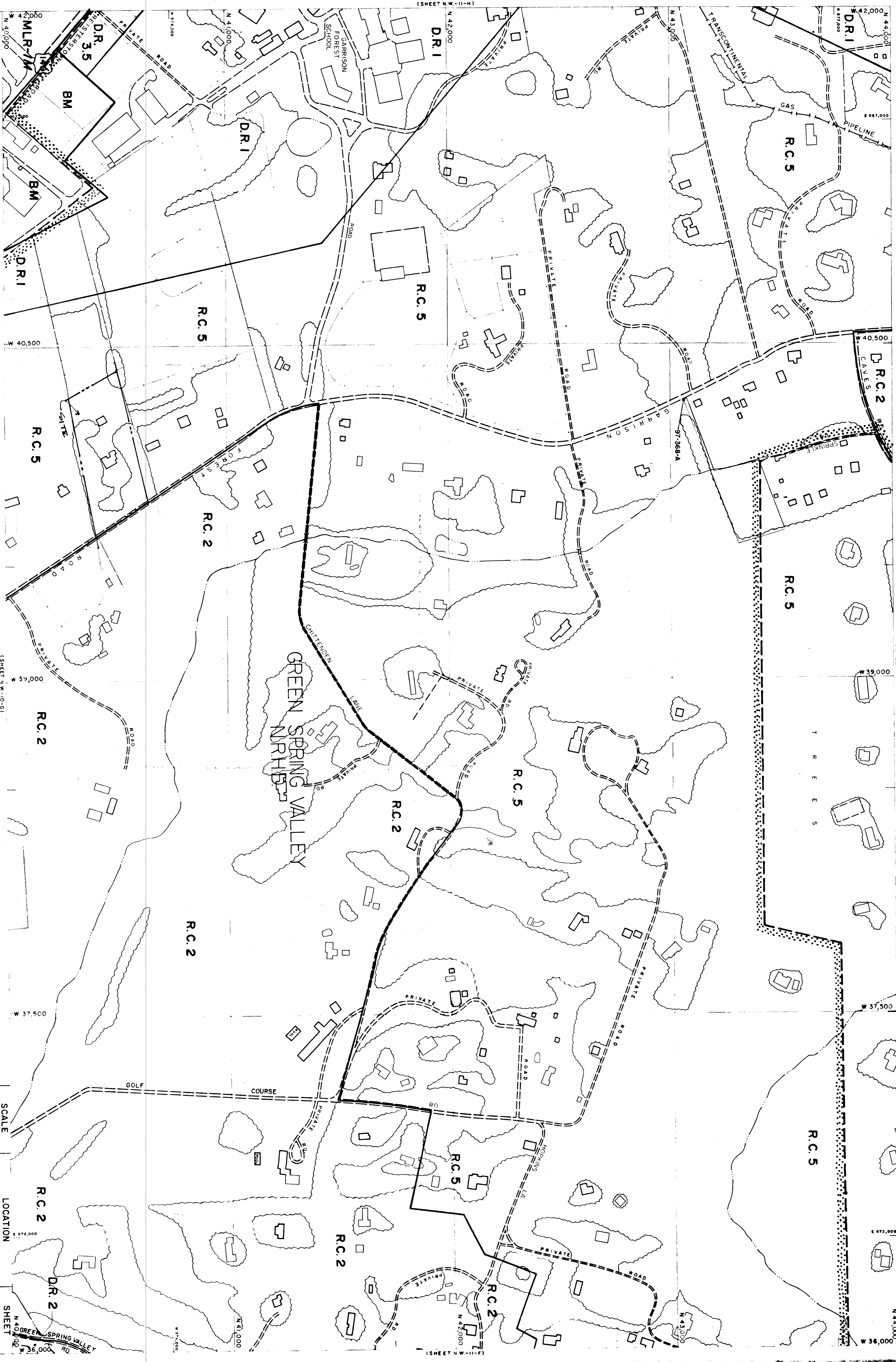
1 SITE PLAN  
3/11 SCALE 1"=200'-0"



99-174-SP4

21.1

ZONING VARIANCE PLAT  
10/21/14  
ZONING REVIEW PETITION MEETING



1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96  
*Karin Kavanagh*  
Chairman, County Council

T - SE  
P - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
USING PHOTOGRAPHIC METHODS  
BY BURCHART-HORN, INC. BALTIMORE, MD 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION CHATTOLANEE	SHEET N.W. 11-G
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99-174-SPA